

## **RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

### **CABINET**

**18<sup>TH</sup> JULY 2017**

#### **AGE CONNECTS MORGANNWG PROPOSAL FOR THE BIG LOTTERY FUNDING APPLICATION FOR THE REDEVELOPMENT OF AND COMMUNITY ASSET TRANSFER OF ST. MAIRS DAY CENTRE, ABERDARE**

**REPORT OF THE GROUP DIRECTOR, COMMUNITY & CHILDREN'S SERVICES  
AND THE DIRECTOR, CORPORATE ESTATES AND PROCUREMENT IN  
DISCUSSION WITH THE RELEVANT PORTFOLIO HOLDERS, COUNCILLOR G  
HOPKINS, COUNCILLOR R LEWIS AND COUNCILLOR M NORRIS**

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#### **1. PURPOSE OF THE REPORT**

- 1.1 The report provides senior officers and Members with an update on the community asset transfer process and funding timelines for Age Connects Morgannwg along with service area considerations required to inform a decision on a 99 year lease and the potential relocation of the current Meals on Wheels provision.

#### **2. RECOMMENDATIONS**

It is recommended that the Cabinet:

- 2.1 Agree to authorise Age Connects Morgannwg to undertake the necessary consultation and the development of a Big Lottery Bid to develop a intergenerational community hub at St Mair's Day Centre;
- 2.2 Agree that a subsequent report is presented to Cabinet in September 2017 once the consultation has been completed and Age Connects Morgannwg's funding application has been completed.
- 2.3 Consider at the Cabinet meeting in September 2017 whether a 99 year lease for St Mair's Day Centre is granted to Age Connects Morgannwg, subject to a Big Lottery Funding approval.

#### **3. REASONS FOR RECOMMENDATIONS**

- 3.1 This is an opportunity for the Council to enhance its existing service provision at St Mair's Day Centre through working in partnership with Age Connects Morgannwg and enable Age Connects Morgannwg to significantly renovate and improve the facilities for the local community, at little cost to the Council.

#### **4. CURRENT POSITION**

- 4.1 The St. Mairs Day Centre, Aberdare is currently occupied by 24 staff providing a lunch service to residents over 50 years old. It also houses the “Meals on Wheels” production kitchen which cooks and delivers meals to the Cynon Valley.
- 4.2 There is a small team of enforcement officers located there which is part of the Highways department. The relocation of this team will be dealt with via the Councils Strategic Accommodation Strategy.
- 4.3 The Council owns the freehold premises.

#### **5. THE AGE CONNECTS MORGANNWG/RCT TOGETHER PROPOSAL**

- 5.1 Age Connects Morgannwg (ACM) submitted an RCT Together “Expression of Interest” for a proposed community asset transfer of St. Mairs Day Centre, Aberdare on 14<sup>th</sup> October 2015 to develop an intergenerational community hub known as the “*Cynon Linc*”.
- 5.2 The group progressed to a Business Plan Stage and it was anticipated that due to their current lease arrangements being in place until 2018, that ACM would submit a final costed Business Plan post May 2017. In the interim ACM would need to begin sourcing capital development funding for possible re-build or refurbishment to the existing building.
- 5.3 A Community Enabling Fund application was submitted to the Regeneration Team on 29<sup>th</sup> July 2016 for a delegated decision and the group were formally awarded £6,379.05 on 22<sup>nd</sup> November 2016 for consultation costs associated with assessing the feasibility of the transfer of day centre services at St Mairs and the enhancement of older peoples’ day services provision in Aberdare.
- 5.4 ACM obtained a Big Lottery CAT Stage One Capital Development Grant of £48050 on 22<sup>nd</sup> February 2017 to develop the proposal to Stage 2. They will need to submit their Stage 2 application for £1.1m to Big Lottery CAT 2 Fund by 26<sup>th</sup> September 2017. The decision is expected by 7<sup>th</sup> February 2018 and if successful, the project commenced by June / August 2018.
- 5.5 ACM no longer wish to pursue a full re-build proposal due to the current uncertainty on the Welsh Government’s Community Facilities Grant combined with the timescales for progressing and obtaining planning on a more significant re-build scheme. They are now pursuing an extensive refurbishment proposal.

## 5.6 Summary of current position:

- Counsel opinion has been sought, received and provided to the Big Lottery on the enforceability of 2 restrictive covenants on the building/land which relate to:
  - Trade/business
  - Prohibition of sale, supply and consumption of alcohol.

The Lottery would prefer the covenants to be removed but would accept an insurance policy. The latter is in hand with the Council's insurance team.

- ACM's proposal for development of an intergenerational community hub will include sustaining existing services including;
  - Activities throughout the day and evening, storytelling, reminiscing, music, education classes, gardening,
  - Meal provision via a bistro providing affordable, healthy meals and snacks for the whole community (Meals on Wheels to be relocated)
  - A sensory room that can be used with people suffering from dementia alongside a dementia cafe,
  - Nail cutting service and therapy rooms for hire
  - Building will be used to house ACM's head office so the public can access their services including their **Community Outreach Service, Befriending Project and Information and Advice Team**
  - New childcare facility for 2-5 year olds (via collaboration with Fern Partnership).
  - In discussions with a GP about a practice being located at the building.
  - Space for local groups to hire alongside a hall which can be used for events.

## 6. CURRENT SERVICE AREA DELIVERY

### 6.1 Meals on Wheels Service Provision

#### 6.1.1 Staffing

- The affect of the proposals on meals on wheels staff is unknown until a replacement kitchen is found and delivery routes are reassessed.

### 6.2 Adult Services

#### 6.2.1 Staffing

- There is two staff currently employed at St. Mairs. Both are employed as caretakers. One is contracted to work 20 hours per week and another works 10 hours per week.
- TUPE could apply for both staff depending on the service model proposed by Age Connects Morgannwg.

## **7. EQUALITY AND DIVERSITY IMPLICATIONS**

- 7.1 The equality and diversity implications will be considered by Age Connects Morgannwg in the development of the business case for submission to the Big Lottery. The decision in this report is to proceed to consultation which will include a wide range of stakeholders within the community.

## **8. CONSULTATION**

- 8.1 An appropriate level of consultation to be undertaken by Age Connects Morgannwg

## **9. FINANCIAL IMPLICATION(S)**

- 9.1 There are no funding implications for the Council in authorising Age Connects Morgannwg to proceed with the consultation and the submission of a Big Lottery Funding application.